

Deerfield Industrial Park Replat A

City of El Paso — City Plan Commission — 7/12/2018

SUSU18-00052 — Resubdivision Combination



STAFF CONTACT: Rocio Alvarado, (915) 212-1612, alvaradorp@elpasotexas.gov

PROPERTY OWNER: Jesus Pacheco & Juana Mendoza de Pacheco

REPRESENTATIVE: CAD Consulting Co

LOCATION: South of Montana & East of Krag, ETJ

ACREAGE: 2.0091

VESTED: No

PARK FEES REQUIRED: \$4,110.00

EXCEPTION/MODIFICATION REQUEST: 1. Exception to waive improvements along Marvin Lane.

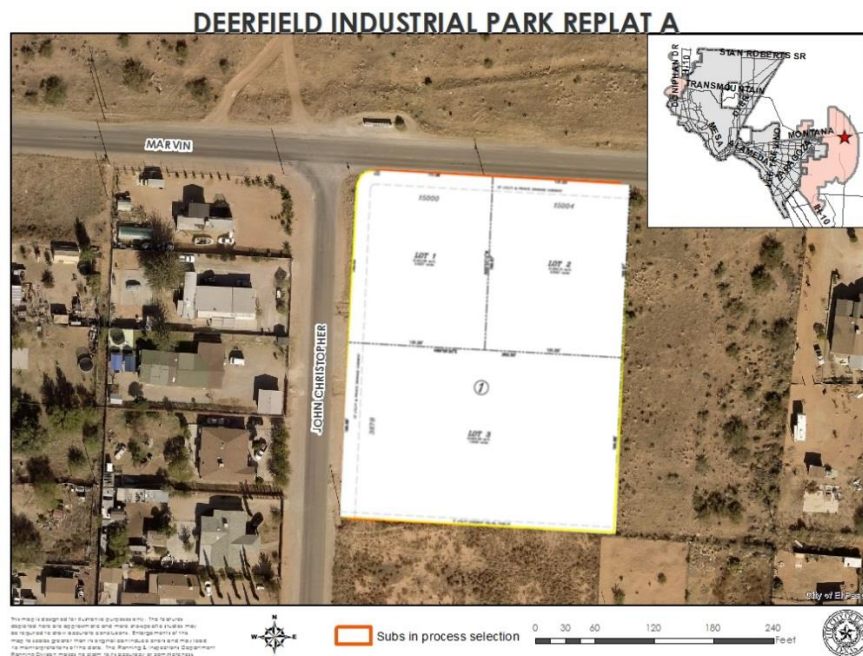
RELATED APPLICATIONS: N/A

PUBLIC INPUT: N/A

STAFF RECOMMENDATION: Denial

SUMMARY OF REQUEST: The applicant proposes to resubdivide 2.0091 acres of land in the City's extraterritorial jurisdiction. The purpose of the replat is to create three lots from one existing parcel. Access to the subdivision is from Marvin Lane and John Christopher Drive. The subdivision is being reviewed under the current subdivision code.

SUMMARY OF RECOMMENDATION: Planning staff recommends **denial**. The proposed development fronts an arterial, which does not conform to section 19.15.060.F.1-4 (Lots accessing arterial streets). In addition, Marvin Lane and John Christopher Drive do not comply with cross-sections in the applicable DSC standards since they are not providing improvements and the required 13' right-of-way dedication along Marvin Lane.



- Exception to waive the required 17' of pavement along Marvin Lane.
 - Marvin Lane improvements are consistent with the surrounding neighborhood.

78'

ROW

58'

ROADWAY

10'

PARKWAY

5'

SDWK

LANDSCAPE

11'

LANE

11'

LANE

14'

RAISED TURNING MEDIAN

11'

LANE

11'

LANE

5'

SDWK

LANDSCAPE

MINOR ARTERIAL STREET

FOUR (4) LANES

EXISTING 60' R.O.W.
MARVIN LANE
MINOR ARTERIAL
SCALE: NTS
SECTION A-A

Section 19.10.050.A

1. The City Plan Commission may waive such requirements to provide rights-of-way or street improvements to adjacent substandard roads based on any of the following factors:
 - a. Fifty per cent of the lots within a quarter mile of the proposed development have already been developed and the existing street improvements are in character with the neighborhood.



RELATION OF PROPOSED APPLICATION TO THE CITY'S COMPREHENSIVE PLAN

CONSISTENCY WITH PLAN EL PASO: Subject property is designated O6, Potential Annexation.

GOAL 2.1:	
The City should change its growth pattern away from continuous outward expansion and toward integrated growth that minimizes environmental change, reduces the need for excessive travel by private automobile, and can be served by public transportation.	
GOAL 2.2:	
The City of El Paso should change its growth pattern away from homogeneous land uses and return to a pattern of compact well-connected mixed-use neighborhoods.	
POLICY	DOES IT COMPLY?
Policy 2.1.6: Development is encouraged along existing or planned bicycle networks where additional segments and/or secure bicycle storage can be added to the network.	No, the applicant is not developing along an existing bicycle facility.
Policy 2.2.2: The design of new neighborhoods and additions to existing neighborhoods should strive for a mix of housing types. Housing types include both small and large single-family detached homes, duplexes, townhouses, multi-family buildings, live-work units, and accessory dwelling units, and include both rental apartments and units that can be owned by their occupants.	No, the applicant is not developing a mix of house types. The applicant is proposing single family dwelling units.

NEIGHBORHOOD CHARACTER: The subject property is located in the ETJ (extraterritorial jurisdiction). Surrounding land uses are residential. The nearest school is Dr. Montana Vista Elementary (0.94 miles). The nearest park is Loma chica (4.50 miles). This property is located within the Impact Fee Service Areas.

COMMENT FROM THE PUBLIC: N/A

STAFF COMMENTS:

Planning staff recommends **denial**. The proposed development fronts an arterial, which does not conform to section 19.15.060.F1-4 (Lots accessing arterial streets). In addition, Marvin Lane and John Christopher Drive do not comply with cross-sections in the applicable DSC standards since they are not providing improvements and the required 13' ROW dedication along Marvin Lane.

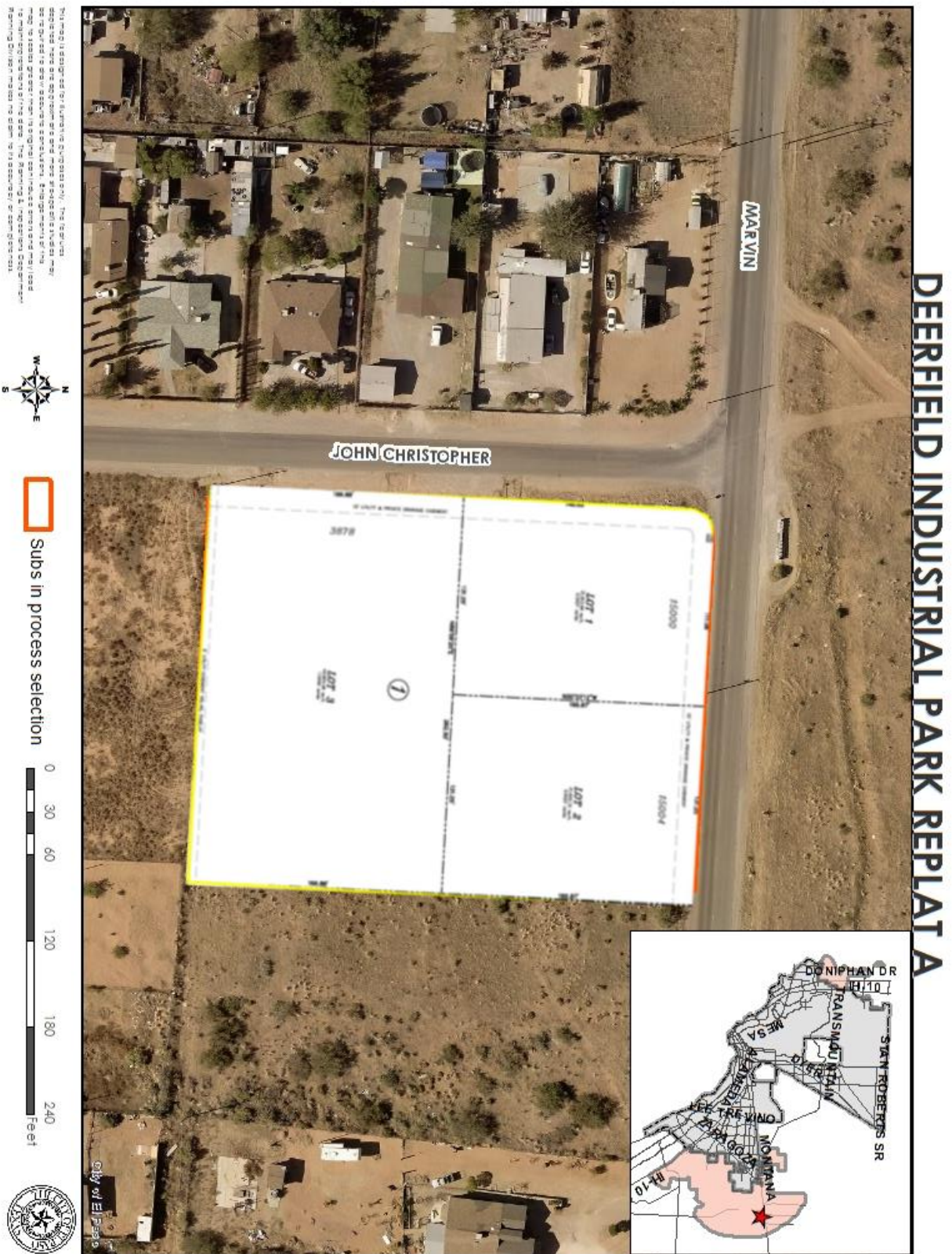
PLAT EXPIRATION:

This application will expire on **July 12, 2021**. If the final plat has not been recorded within the specified date, the final plat approval, unless extended in accordance with Chapter 19.41 (Expiration, extension and reinstatement), shall expire and the applicable plat shall be deemed null and void.

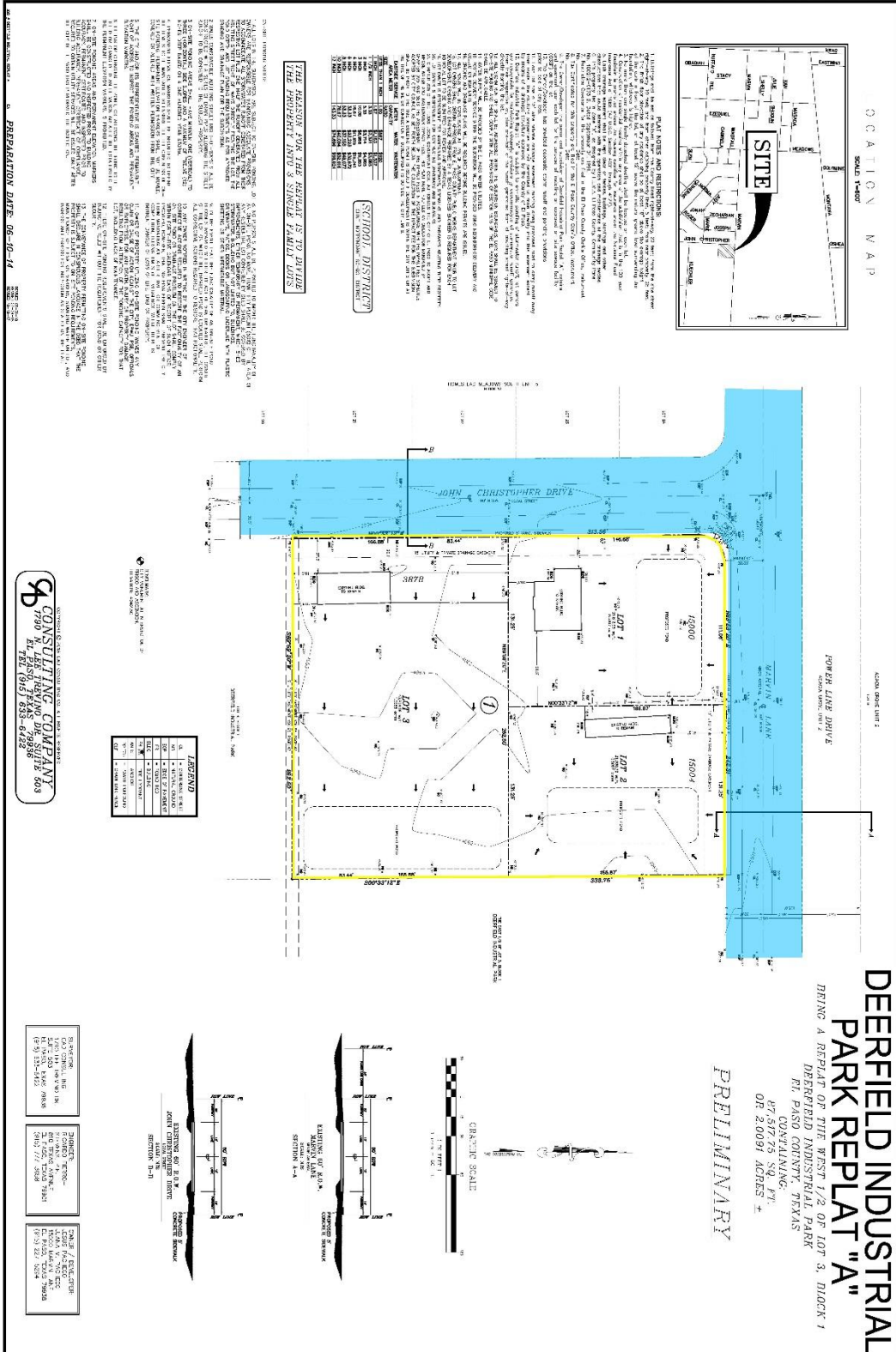
ATTACHMENTS:

1. Location map
2. Preliminary plat
3. Final plat
4. Exception request
5. Application
6. Department Comments

ATTACHMENT 1



ATTACHMENT 2



ATTACHMENT 3

[illegible]

ATTACHMENT 4



May 31, 2018

To: City of El Paso

This is a request for a waiver for the property on 14900 Marvin Lane (Deerfield Industrial Park Replat A) on the request from the City of El Paso Planning and Inspections Department comments regarding roadway improvements. This is as per Section 19.10.050.a1a, because the streets have existing pavement and parkways.

If you have any questions, please call me at 633-6422.

Sincerely,


Enrique Ayala
CAD Consulting Co.

ATTACHMENT 5



SUSU18-00052

CITY PLAN COMMISSION APPLICATION FOR RESUBDIVISION COMBINATION SUBDIVISION APPROVAL

DATE: _____ FILE NO. _____

SUBDIVISION NAME: DEERFIELD INDUSTRIAL PARK REPLATA

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
THE WEST 1/2 OF LOT 3, BLOCK 1
DEERFIELD INDUSTRIAL PARK
 2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	<u>2.0091</u>	<u>3</u>	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____		_____	_____
School	_____	_____		_____	_____
Commercial	_____	_____	Total No. Sites	_____	<u>3</u>
Industrial	_____	_____	Total (Gross) Acreage	<u>2.0091</u>	_____
 3. What is existing zoning of the above described property? _____ Proposed zoning? _____
 4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes ☒ No _____
 5. What type of utility easements are proposed: Underground _____ Overhead _____ Combination of Both ☒
 6. What type of drainage is proposed? (If applicable, list more than one)
ON-SITE PONDING
 7. Are special public improvements proposed in connection with development? Yes _____ No ☒
 8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes _____ No ☒
If answer is "Yes", please explain the nature of the modification or exception _____
 9. Remarks and/or explanation of special circumstances: _____
 10. Improvement Plans submitted? Yes _____ No ☒
 11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes _____ No ☒
- If yes, please submit a vested rights petition in accordance with Title I (General Provisions) Chapter 1.04 - Vested Rights

City Development Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085

12. Owner of record JESUS PACHECO & JUANA M. PACHECO 227-5294
(Name & Address) (Zip) (Phone)
13. Developer _____
(Name & Address) (Zip) (Phone)
14. Engineer CAD CONSULTING CO. 633-6422
(Name & Address) (Zip) (Phone)

**Effective September 1, 2014, a 3%
technology fee has been added to all
Planning application fees.*

OWNER SIGNATURE:

REPRESENTATIVE:

**NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE
PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.**

City Development Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085

ATTACHMENT 6

PLANNING AND INSPECTION DEPARTMENT – PLANNING:

Developer/Engineer shall address the following comments:

- Submit to the Planning & Inspections Department – Planning Division the following prior to recording of the subdivision.
 - a. Current certified tax certificate(s)
 - b. Current proof of ownership
 - c. Release of access document, if applicable
- Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

EL PASO COUNTY

County of El Paso supports City of El Paso requirement on the sidewalks and agrees to waive additional pavement requirements.

PLANNING AND INSPECTION DEPARTMENT – LAND DEVELOPMENT:

We have reviewed subject plats and recommend Approval.

The Developer/Engineer shall address the following comments.

1. At the improvement plan stage, protect the subject property from stormwater runoff from the adjacent terrain.
2. Label and show the slope on the street cross-sections.
3. Explain the purpose for the drainage easement along the front of the lots.
4. Show existing and proposed flow patterns on legend from preliminary plat.
5. Any proposed ponding area shall have enough capacity to hold the developed runoff for a designed 100-yr. storm event.

CAPITAL IMPROVEMENTS DEPARTMENT – PARKS:

We have reviewed Deerfield Industrial Park Replat "A", a resubdivision combination plat map, and on behalf of CID Parks Planning Division we offer Applicant / Engineer the following comments:

Please note that this is a Residential subdivision composed of three **(3)** lots located with-in the City of El Paso Extra Territorial Jurisdiction (ETJ) area and with-in the **South Montana** areas of potential annexation by the City as identified in the official map, thus subject to the calculation for "Parkland / fees" as required per ordinance Title 19 – Subdivision & Development Plats, **Chapter 19.20 - Parks & Open Space** as noted below:

Section 19.20.020 - Dedication Required

- A.** Dedication Required. All subdivisions located within the corporate limits of the City of El Paso and within those areas designated in the City's extra territorial jurisdiction (ETJ), as identified on an official map kept in the Development Services Department.

Also, please note that subdivisions within the ETJ do not have a district designation, however, per **Plat Notes & Restrictions** applicant is proposing one single-family dwelling unit per lot; **If** gross density waiver is granted by the Planning Department or designee and final covenants signed / recorded are provided restricting the use to residential and the number of units to only one per lot, then applicant shall be required to pay "Park fees" in the amount of \$4,110.00 based on the following calculations:

3 lots restricted to one Single-family dwelling unit per lot @ \$1,370.00/Unit = \$4,110.00

Please allocate any generated funds under Park Zone: E-12

Nearest Park: Miners Park

EL PASO WATER:

Update water facilities descriptions and costs as per current fees.

Each lot requires a separate water service connection.

Water:

There is an existing 8-inch diameter water main extending along Marvin Ln. This water main is available for service.

There is an existing 8-inch diameter water main extending along John Christopher Drive. This water main is available for service.

EPWater records indicate one (1) ¾-inch service meter on the property with 15000 Marvin Ln as the service address.

Sewer:

No sanitary sewer service is available to the site. A License of Approval for an on-site sewage disposal system, issued by the OSSF (On-Site Sewage Facility) Program of El Paso County, is required at the time of application for any water service.

General:

Application for additional water service is available at 1154 Hawkins, 3rd floor and should be made 8 to 10 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWater Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

FIRE DEPARTMENT:

No objections.

Central Appraisal District:

Change Lot 1 to 3A

Change Lot 2 to 3B

Change Lot 3 to 3C

SUN METRO:

No comments received

911:

No comments received.